101.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	641,000 / 641,000
					USE VALUE:	641,000 / 641,000
					ASSESSED:	641,000 / 641,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		HIAWATHA LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCHE JOHN P & BRITT M
Owner 2:	
Owner 3:	
Street 1:	7 HIAWATHA LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCINTEE NORA W -
Owner 2:	-
Street 1:	7 HIAWATHA LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6267.000	215,400		425,600	641,000
Total Card	0.144	215,400		425,600	641,000
Total Parcel	0.144	215,400		425,600	641,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.93 | /Parcel: 476.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65592

GIS Ref

GIS Ref

Insp Date 12/09/08

!8136!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	215,400	0	6,267.	425,600	641,000		Year end	12/23/2021
2021	101	FV	208,100	0	6,267.	425,600	633,700		Year End Roll	12/10/2020
2020	101	FV	208,100	0	6,267.	425,600	633,700	633,700	Year End Roll	12/18/2019
2019	101	FV	182,500	0	6,267.	431,700	614,200	614,200	Year End Roll	1/3/2019
2018	101	FV	182,500	0	6,267.	322,200	504,700	504,700	Year End Roll	12/20/2017
2017	101	FV	182,500	0	6,267.	291,800	474,300	474,300	Year End Roll	1/3/2017
2016	101	FV	182,500	0	6,267.	279,700	462,200	462,200	Year End	1/4/2016
2015	101	FV	171,300	0	6,267.	237,100	408,400	408,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:47:52

LAST REV

Date	Time
08/06/21	08:12:44
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCINTEE NORA W,	72664-426	1	5/28/2019		705,000	No	No		
	10409-247		11/22/1963			No	No		MCINTEE WALTER E - DOD: 6/17/1983

USER DEFINED

Prior Id # 1:	65592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2021	581	Redo Kit	50,800	O				
2/23/2021	168	Redo Bat	21,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2008	Meas/Inspect	294	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
8/9/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6267		Sq. Ft.	Site		0	70.	0.97	5									425,608						425,600	

Total AC/HA: 0.14387 | Total SF/SM: 6267 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 425,608 | Spl Credit | Total: 425,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98604006
Adj $ / SQ:	146.427
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312103
Depreciation:	96752
Depreciated Total:	215351

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

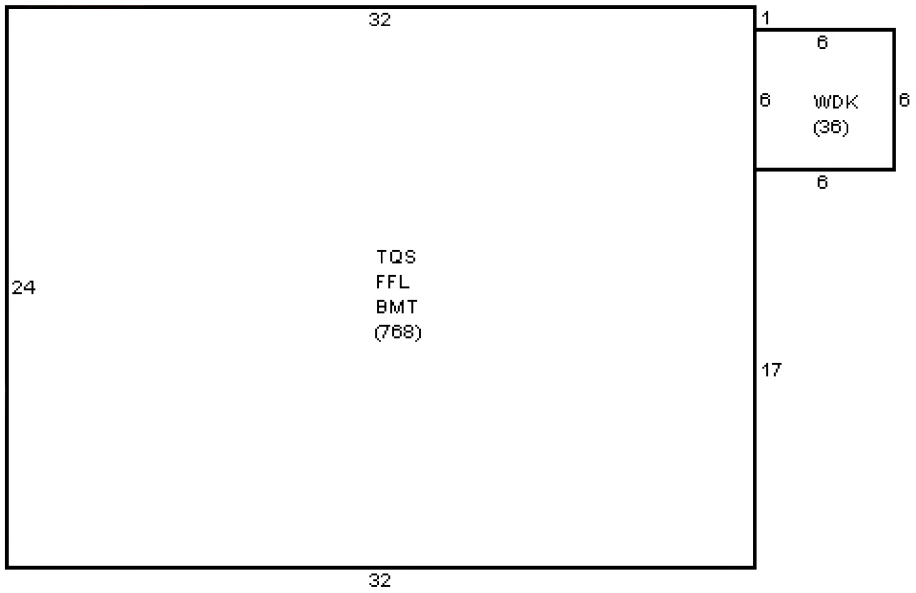
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.43
Special Features:	0	Val/Su Net:	100.28
Final Total:	215400	Val/Su SzAd	160.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	43.930	33,737
FFL	First Floor	768	146.430	112,456
TQS	3/4 Story	576	146.430	84,342
WDK	Deck	36	15.780	568

Net Sketched Area:	2,148	Total:	231,103		
Size Ad	1344	Gross Area	2340	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc